

TO LET

Moy Road, Portadown BT62 1QW

NEW BUILD WAREHOUSE PREMISES EXTENDING TO APPROXIMATELY 9,741 SQFT



Commercial Real Estate
From every angle



FOR INDICATIVE PURPOSES ONLY



FEATURES

High specification warehouse
approx. 9,741 sqft

Eaves height of 7.6 metres

4no. roller shutters with
clearance of 5 metres

Crane rail with capacity for
10T gantry crane

LOCATION

The property is situated on the Moy Road, approximately 2 miles north-west of Portadown town centre.

The location benefits from excellent connectivity to the wider Northern Ireland road network, making it highly accessible for manufacturing within the quarrying, recycling and light industrial related industries.

The Moy Road provides direct access to the B28 and connects quickly to the A4 and A3 arterial routes, which link Portadown with Dungannon (15 miles), Armagh (11 miles) and Newry (23 miles). The M1 at Junction 12 is only a short drive away, providing convenient connections to Belfast (31 miles), the wider motorway network across Northern Ireland and the Economic Corridor to Dublin (89 miles).

ACCOMMODATION

Description	Area (sqm)	Area (sqft)
Warehouse	905	9,741

DESCRIPTION

The property comprises a new build industrial/warehouse unit currently under construction and due for completion in Q2 2026.

The building will extend to approximately 9,741 sqft (905 sqm) and is being developed to provide high quality, modern industrial accommodation suitable for a range of manufacturing uses.

The finished unit will be of steel portal frame construction with a power floated concrete floor, translucent roof lights and a minimum eaves height of approximately 7.6 metres. Elevations will incorporate precast concrete wall panels to approximately 3.5 metres with insulated composite cladding above.

Loading access will be provided via four electrically operated roller shutter doors, each offering a clear height of approximately 5 metres. The building will also benefit from the installation of a crane rail designed to accommodate a 10-tonne gantry crane, making the unit particularly well suited to engineering, fabrication or heavy industrial occupiers.

Externally, the property will include a concrete service yard providing ample circulation and loading space.

RATES PAYABLE

To be assessed on completion.

LEASE DETAILS

Rent

Price on Application

Term

By Negotiation

Repairs

Fully Repairing and Insuring

Insurance

The tenant will reimburse the landlord with a fair proportion of the annual insurance premium.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 25340



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From every angle

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Viewing strictly by appointment with the sole letting agent Ambit CRE

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